



Marlborough Avenue, Kingston Upon Hull
Asking Price £290,000





 **lovelle**

KEY FEATURES

- Victorian Avenues Period Property
- Loft Room Conversion
- Three Reception Rooms
- Contemporary Fitted Kitchen
- Three Bedrooms
- Ground Floor W.C.
- Close to local amenities
- South Facing Courtyard Garden
- Close to local amenities
- Total Area: 154.8m²
- Solar Panel System
- Generously Sized Laundry Room



 **lovelle**



 **lovelle**

t: 01482 846622 e: cottingham@lovelle.co.uk

DESCRIPTION

We are delighted to bring to the market this stunning Victorian home, retaining many original features but benefitting from modern upgrades including full double glazing and a solar panels system, making it energy efficient!

An impressive period family property, bursting with period features throughout. Located in the Heart of Hulls Avenues and benefitting from spacious rooms, a private South facing courtyard-style garden, off road parking and a garage.

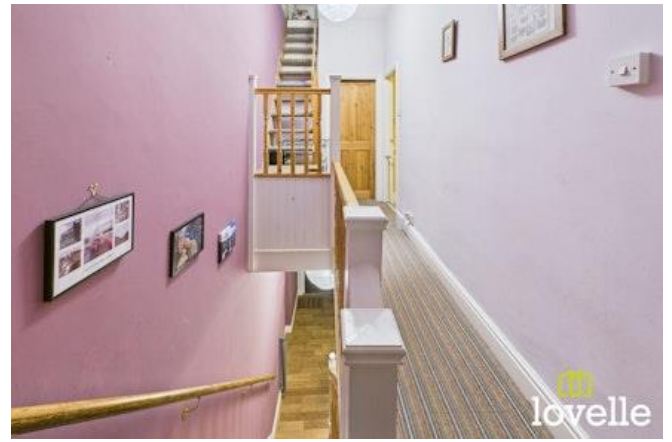
This property has an exceptional location, only a moments' walk from Hulls most stylish amenities and excellent transport links.

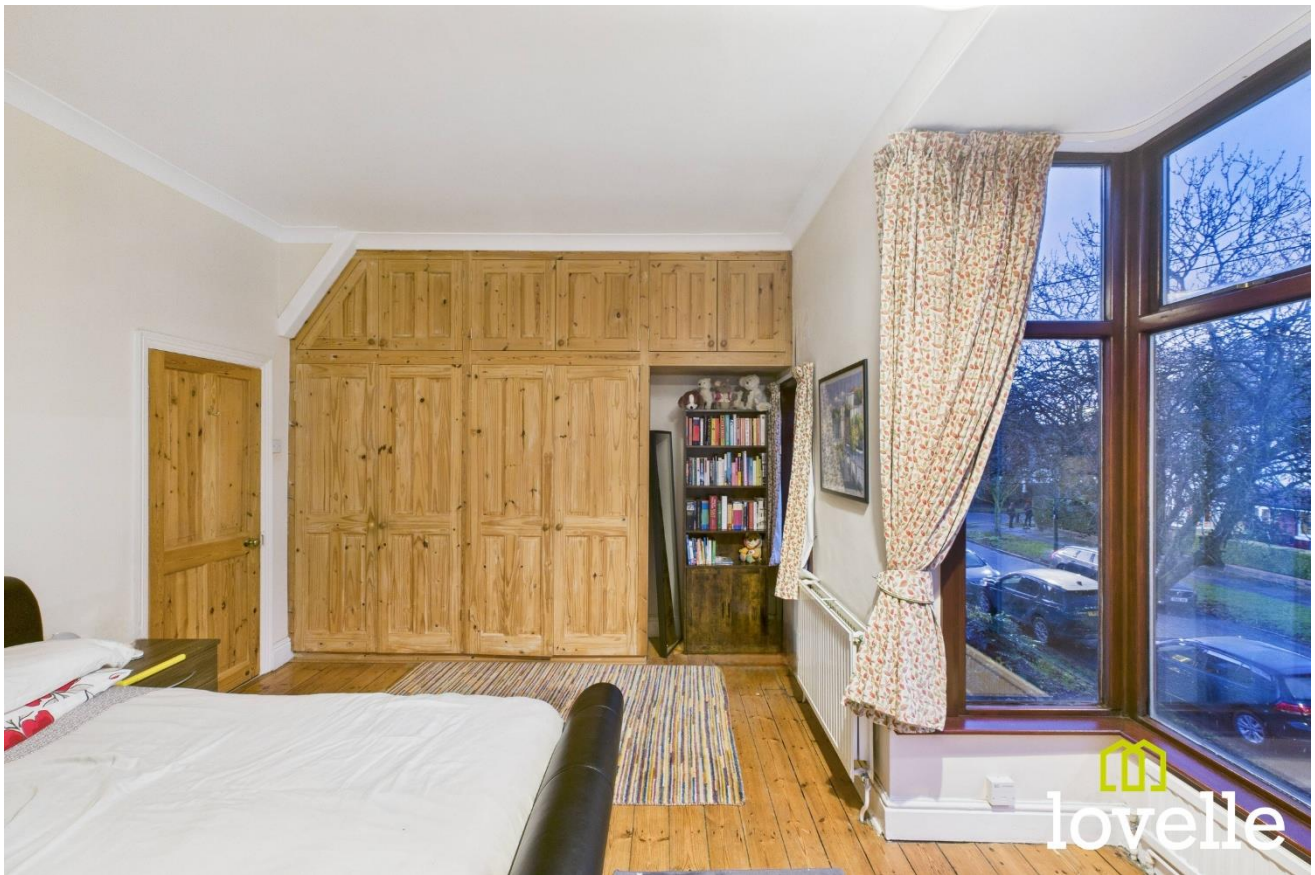
The ground floor accommodation offers three reception rooms, to the front of the property is a Sitting Room centred around a Victorian style fireplace, the spacious dining room open plan from the hallway and a lovely sunroom the rear of the property, overlooking the South facing garden. In addition, there is a downstairs W.C, a generously sized utility room, perfect for family living and a contemporary fitted kitchen.

To the first floor you will find three generous bedrooms, a four piece bathroom and fixed staircase leading to the loft area.

The property benefits from gas central heating and double glazing throughout.

Do not delay, call Lovelle and book your viewing today!





PARTICULARS OF SALE

Entrance Porch & Hallway

1.19m x 0.81m (3'11" x 2'8")

Entry to the property is via double doors into a storm porch, with a further traditional timber vestibule door into the Hallway. The hallway provides access to the Sitting Room and is open plan to the dining room, with stairs up to the first-floor accommodation, having a storage cupboard beneath.

Sitting Room

4.17m x 3.96m (13'8" x 13'0")

Centred around a Victorian style fireplace with open fire effect gas fire, the lounge boasts a large walk-in bay window to the front elevation, picture rail, ornate coving, ceiling rose and central heating radiator.

Dining Room

5.31m x 3.82m (17'5" x 12'6")

There is a large, double-glazed window to the rear elevation, a central heating radiator and the room is laid to solid Oak flooring. The original chimney breast remains, allowing for an open fire to be reinstated or log burner to be installed.

Kitchen

3.15m x 2.83m (10'4" x 9'4")

Fitted with a range of wall and base units in white with contrasting worksurfaces, the kitchen is fitted with a stainless-steel double-bowl sink and drainer, fan assisted electric oven, four ring gas hob, with extractor above. There are several original built-in cupboards providing extra storage and a uPVC window to the side elevation.

Laundry Room

3.31m x 1.78m (10'11" x 5'10")

A very useful space with fitted wall units, vanity unit with basin and space for multiple appliances including washing machine, tumble dryer, dishwasher and fridge freezer. There is a wall-mounted gas fired boiler, uPVC window to the side elevation and door leading to the sun room and ground floor W.C.

Ground Floor WC

1.36m x 0.77m (4'6" x 2'6")

With a close-coupled W.C., half-tiled walls, a uPVC window to the rear elevation and central heating radiator.

Sun Room

1.78m x 3.26m (5'10" x 10'8")

Laid to tiled flooring, complete with power and lighting and with uPVC windows to the side and rear elevations. There is a door to the rear leading to the garden.

Landing Area

1.65m x 3.58 (5'4" x 11'9")

A split-level landing with a galleried balustrade providing access to the first floor accommodation and with a fixed staircase leading up to the converted loft area.

Bedroom One

3.49m x 4.76m (11'6" x 15'7")

With a range of fitted wardrobes to one wall, all having storage cupboards above, a large double-glazed walk-in bay window to the front elevation and two central heating radiators.

Bedroom Two

3.79m x 3.54m (12'5" x 11'7")

With a double-glazed window to the rear elevation, offering views over the private garden and central heating radiator.



Bedroom Three

3.33m x 2.26m (10'11" x 7'5")

With a double-glazed window to the rear elevation and central heating radiator.

Family Bathroom

1.96m x 2.63m (6'5" x 8'7")

Fitted with a four-piece suite comprising of a P-shaped bath with shower over, a close-coupled W.C., a bidet and a pedestal wash hand basin. Half-tiled walls, double glazed window to the side elevation and heated towel rail.

Loft Area

A converted loft area accessed via a fixed, open staircase. Providing fantastic additional space for a multitude of uses, fitted with power and lighting. There is a large Velux window to the rear, the Solar panel inverter and control system is located in this area.

Front Garden

The property stands behind a low level brick wall with wrought iron railings, the front garden is paved for ease of maintenance.

Rear Garden

Enjoying a South facing position, this charming rear garden is enclosed with brick walling and is paved for ease of maintenance with raised borders. Access to the enclosed 10 foot and garage is via a rear timber gate.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of Kingston Upon Hull City Council - 01482 300300.

<https://www.hull.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

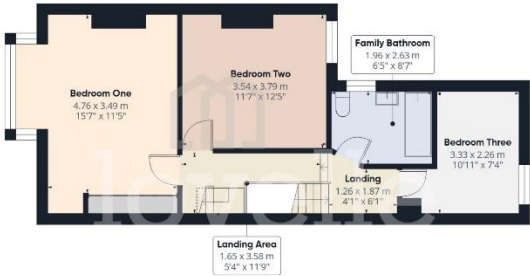


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^m

154.8 m²

1666 ft²

Reduced headroom

6.9 m²

75 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

